160.0	0005	0012.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	871,500 /	871,500
USE VALUE:	871,500 /	871,500
ASSESSED:	871,500 /	871,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRONG NANCY J
Owner 2:	
Owner 3:	
Street 1:	123 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1833, having primarily Clapboard Exterior and 2386 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10000.000	367,500		504,000	871,500
Total Card	0.230	367,500		504,000	871,500
Total Parcel	0.230	367,500		504,000	871,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.26 | /Parcel: 365.26

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107146
GIS Ref	
GIS Ref	
Insp Date	04/23/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 160.0-0005-0012.A

!12556!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	367,500	0	10,000.	504,000	871,500		Year end	12/23/2021
2021	101	FV	357,300	0	10,000.	504,000	861,300		Year End Roll	12/10/2020
2020	101	FV	357,400	0	10,000.	504,000	861,400	861,400	Year End Roll	12/18/2019
2019	101	FV	283,800	0	10,000.	504,000	787,800	787,800	Year End Roll	1/3/2019
2018	101	FV	283,800	0	10,000.	446,400	730,200	730,200	Year End Roll	12/20/2017
2017	101	FV	283,800	0	10,000.	374,400	658,200	658,200	Year End Roll	1/3/2017
2016	101	FV	308,100	0	10,000.	374,400	682,500	682,500	Year End	1/4/2016
2015	101	FV	292,000	0	10,000.	324,000	616,000	616,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:06:37

LAST REV

Date	Time
11/01/16	11:14:36
mmcmakin	

PAT ACCT. 12556

USER DEFINED

Prior Id # 1:	107146
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUROWITZ DONALD	29230-187		10/16/1998		60,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2011	1392	Re-Roof	2,855					
5/10/2005	354	Re-Roof	5,000					
6/9/1999	327	Manual	2,400					4 SMALL ROOFS
1/7/1999	14	Manual	4,600					NEW GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2014	Meas/Inspect	PC	PHIL C
12/9/2008	Meas/Inspect	294	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	70.	0.72	8									504,000						504,000	

Total AC/HA:	0.22957	Total SF/SM:	10000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	504,000	Spl Credit		Total:	504,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	OLIVE
View / Desir:	F - Fair

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1833	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	5	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09006703
Const Adj.:	0.88429528
Adj $ / SQ:	130.132
Other Features:	110550
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532612
Depreciation:	165110
Depreciated Total:	367503

COMMENTS

SINK IN BSMT. COMPARASION DONE TO 122 CLAREMONT AVE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

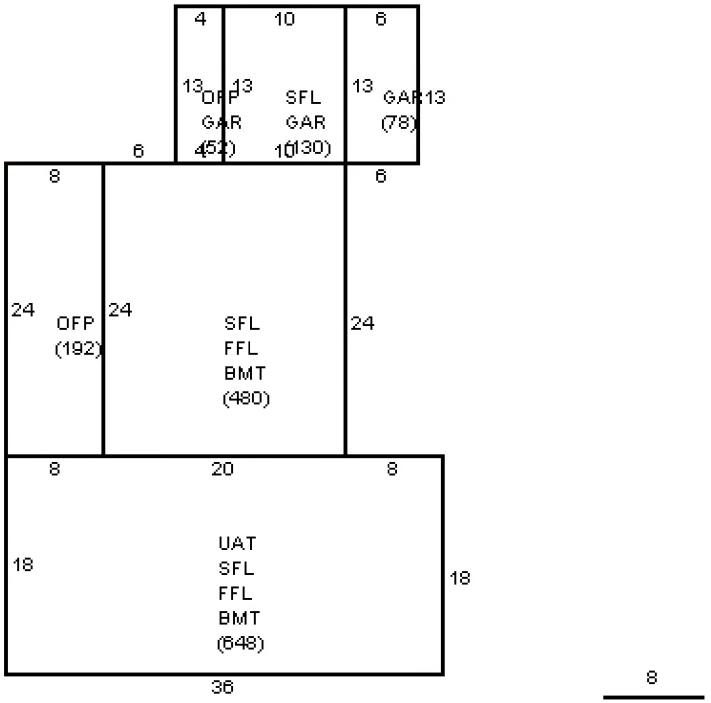
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	143.15
Special Features:	0	Val/Su Net:	87.92
Final Total:	367500	Val/Su SzAd	154.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,258	130.130	163,706
BMT	Basement	1,128	39.040	44,037
FFL	First Floor	1,128	130.130	146,789
GAR	Garage	260	21.770	5,659
OFP	Open Porch	244	20.570	5,019
UAT	Upper Attic	162	52.050	8,433

Net Sketched Area:	4,180			Total:	373,643
Size Ad	2386	Gross Area	4666	FinArea	2386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0005-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 x 8	F	FR	1980	0.00	T	39	101						

More: N	Total Yard Items:		Total Special Featues:		Total: